

**REZONING/SUP/CHANGE IN CONDITIONS
APPLICATION**

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>RAY BACHMAN</u>	NAME: <u>RAY BACHMAN</u>
ADDRESS: <u>3018 HAYNES TRAIL</u>	ADDRESS: <u>3018 HAYNES TRAIL</u>
CITY: <u>ALPHARETTA</u>	CITY: <u>ALPHARETTA</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>(404) 683-3314</u>	PHONE: <u>(404) 683-3314</u>
CONTACT PERSON: <u>MARK SHATTUCK</u> PHONE: <u>(770) 845-8700</u>	
CONTACT'S E-MAIL: <u>MARK@dreamhomestudio.com (DESIGNER)</u>	

APPLICANT IS THE:

☐ OWNER'S AGENT
 ☒ PROPERTY OWNER
 ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): CUP REQUESTED ZONING DISTRICT: _____

LAND DISTRICT(S): 1 LAND LOT(S): _____ ACREAGE: 0.3457

ADDRESS OF PROPERTY: _____

PROPOSED DEVELOPMENT: _____

CONCURRENT VARIANCES: _____

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. _____
Density: _____	Density: _____

R2-17-003
16-2785

Public Notification

16-2785

V-16-031
R2-17-003

Public notification shall be the responsibility of the City of Johns Creek. Public notification includes:

- The City of Johns Creek will post a legal ad in the newspaper;
- The City of Johns Creek will mail a postcard notification to all property owners within 300 feet of the boundaries of the property who appear on the current tax records of Fulton County;
- The City of Johns Creek will post a sign in a conspicuous location on each public street frontage of the subject site, at least 20 days but not more than 45 days prior to the public hearing at which an application will be heard.

RECEIVED

Property Owner/Applicant Information

OCT 04 2016

Property Owner: RAY BACHMAN City of Johns Creek Planning & Zoning Phone: (404) 683-3314

Address: 3018 HAYNES TRAIL
ALPHARETTA, GA 30022
Email: rbachman@bisbenefits.com

Applicant: RAY BACHMAN Phone: (404) 683-3314

Address: SAME AS ABOVE

Email: SAME AS ABOVE

Contact Person: MARK SHATTUCK Phone: (770) 845-8700

Email: mark@dreamhomestudio.com (DESIGNER)

Briefly Describe Variance Request

We began the design of a much needed covered porch on the rear of our home to discovered that our property has an unusually deep rear building setback of 50'. This setback was established under Fulton County before the City of Johns Creek was created. All adjacent properties are single-family residential properties, which according to Johns Creek zoning usually requires only a 20' to 25' rear setback. Rear setbacks of 50' are usually only found in multifamily residential and commercial properties. We were told by the City reviewers that this 50' setback was put in place by the original develop of the community, and not because there were any permitting requirements to do so. We have considered other locations and layouts for the covered porch, but due to the layout of the existing home, pool, and topography there is only one location for the porch, causing it to sit 23' over the setback line (yet still 27' from the rear property line). Please consider allowing us to build this beautiful porch, which all our neighbors and homeowner association have already expressed their favor for us to build. Thank you in advance!

Parcel Information

Assessor's Parcel Identification Number (PIN): 12302008661048

Land Lot & District: LOT 16, DISTRICT 1

Site Address: 3018 HAYNES TRAIL, ALPHARETTA, GA 30022

Subdivision Name (if applicable): HAYNES MANDR

Parcel Size: .3457 ACRES

Zoning and Land Use

Existing Zoning Designation and Case Number: CUP - 20032 - 0014

Zoning of Surrounding Properties: (N)_____ (S)_____ (E)_____ (W)_____

Notarized Certification

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Johns Creek Zoning Ordinance.

Owner Signature: _____ Date: 9/15/16

Applicant Signature: _____ Date: 9/15/16

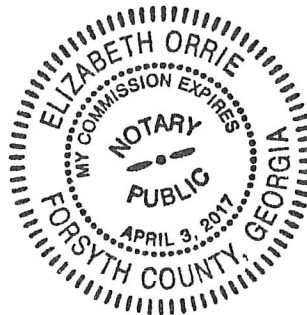
Sworn to and subscribed before me this 15th Day of September 20 16

NOTARY PUBLIC:

Signature: Elizabeth Orrie

Email: raorrie@att.net

Phone Number: 678-575-7815



R2-17-003
16-2785

Google

Gmail ▾

COMPOSE

Inbox

Important

Sent Mail

Drafts (1)

Spam (2)

Trash

Circles

[Imap]/Drafts

[Imap]/Sent

[Imap]/Trash

Deleted Messages

emails I want to save

Notes

pictures from Christi

Sent Messages

Unroll.me

More ▾



Vicki ▾



Haynes Manor Building permit



Inbox



Vicki Bachman <vickibachman@gmail.com>

to b1logan ▾

Hi Barbara, This is Vicki next door. We are getting ready to build a screen porch on c

Anyway, we had an architect draw it up and it will be very nice with white columns a

You won't see it from the road. It is just for some shade.

There will be some building noise I guess during construction and they will not start t

I have a paper for you to sign or email me back with your permission.

Thank you so much. I have the plan if you need to see it.

Regards, Vicki and Ray Bachman

P.S. Does someone you know still sell Avon?



Barb W

to me ▾

Hi Vicki! That's good. You have my permission. Can you send them my way? I need

Sent from my iPhone

Click here to [Reply](#) or [Forward](#)

7.97 GB (53%) of 15 GB used
[Manage](#)